

Document No. 3063
Adopted at Meeting of 4/3/75

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF ALFREDO MARTIGNETTI AS DEVELOPER
PARCEL C-2-32
PROJECT NO. MASS. R-77
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Alfredo Martignetti be and hereby is finally designated as redeveloper of Disposition Parcel C-2-32 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
- (b) Submission within ninety (90) days in a form satisfactory to the Director of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Proposed construction and rental schedules.
- 2. That disposal of Parcel C-2-32 by negotiation is the appropriate method of making the land available for development.
- 3. That the Final Plans and Specifications for Parcel C-2-32 are hereby approved.
- 4. That the Director be and hereby is authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed to Alfredo Martignetti for Parcel C-2-32, said Land Disposition Agreement and Deed to be in a form satisfactory to the Director.

MEMORANDUM

APRIL 3, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FINAL DESIGNATION OF DEVELOPER
LICENSE FOR EARLY CONSTRUCTION
PARCEL C-2-32
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

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The Authority, on 5 December 1974, tentatively designated Alfredo Martignetti of 224 Hanover Street, Boston, as developer of Parcel C-2-32, located at 49-51 Fulton Street.

Plans have been submitted which have met with the staff's approval and are sufficient to warrant an approval of the proposed final developer to continue with construction.

As of this date, a final disposition price has not been established on the above Parcel, thus making the delivery of a Deed and Land Disposition Agreement infeasible at this time.

Since the proposed final developer is capable of proceeding with construction within the near future, it is recommended that the Authority finally designate Alfredo Martignetti as developer of Parcel C-2-32 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, and also approve Final Plans and Specifications. In addition, it is also recommended that the Authority authorize the Executive Director to execute and deliver a License for Early Construction to the proposed final developer, which license will allow the developer, his agents, employees, contractors, and subcontractors to enter upon the premises located at 49-51 Fulton Street in order to begin construction in accordance with the approved Final Plans and Specifications.

An appropriate Vote and Resolution are attached.

Attachments

